



## COUNTY OF PLACER PLANNING COMMISSION

### **ACTION** **AGENDA** **DATE** **MAY 24, 2007**

**OFFICE OF  
Planning Department**  
3091 County Center Drive Suite 140  
AUBURN, CALIFORNIA 95603  
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Meeting was held in the Planning Commission Chambers, 3091 County Center Drive, Suite 140, Dewitt Center, located at the corner of Bell & Richardson Drive, Auburn CA 95603

*All Commissioners present*

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#### **10:00 AM FLAG SALUTE**

**ROLL CALL:** Jim Forman (Chairman), Larry Sevison (Vice Chairman), Ken Denio (Secretary), Gerry Brentnall, Michelle Burris, Bill Santucci, Mike Stafford

**REPORT FROM THE PLANNING DIRECTOR** - Planning Director to discuss future agenda scheduling; Board of Supervisors action on items heard by the Planning Commission; any correspondence received; and budget, staffing or operational issues.

**PUBLIC COMMENT** - Following the consideration of any correspondence and/or reports, the public will be offered the opportunity to discuss with the Planning Commission, matters not included on the current agenda. The length of time devoted to this public comment period shall be as determined appropriate by the Commission Chair.

#### **1) 10:05 AM PLACER CORPORATE CENTER CONDITIONAL USE PERMIT MODIFICATION (SUB-271/CUP-1469/PCPM20051121)**

*Approved  
modification of  
the Conditional  
Use Permit*

**7:0**

Consider a request from GW Consulting Engineers, on behalf of John L. Sullivan Limited Partnership, to modify Condition 73.G, (Phase 2), 73.B (Phase 3) and 79.B of Master Conditional Use Permit 1469/Subdivision 271 (Placer Corporate Center) to allow for the partial signalization of the intersection of West Sunset Boulevard and South Loop Road, 250 yards west of Highway 65, in the Rocklin Planning Area. The project would result in the construction of a signalized double left turn pocket on westbound West Sunset Boulevard to allow for left-turn maneuvers onto southbound South Loop Road. The project proposes widening South Loop Road to include two southbound receiving lanes where there is currently one, and two northbound right turn lanes, where there is currently one. The Planning Commission will consider the adoption of a Mitigated Negative Declaration for the project.

**Project Location:** Intersection of South Loop Road and Sunset Boulevard

**APN:** 017-270-033

**Total Acreage:** 106.2

**Zoning:** INP-Dc (Industrial Park, Combining Design Scenic Corridor)

**Community Plan Area:** Sunset Industrial

**MAC Area:** N/A

**Applicant:** GW Consulting Engineers, Renee Parker, 7447 Antelope Road, Suite 202, Citrus Heights, CA 95621

**Owner:** John L. Sullivan Family Limited Partnership, 700 Automall Drive, Roseville CA 95661

**Planner – Alex Fisch (530) 745-3081**

**Engineering & Surveying – Phil Frantz (530) 745-7500**

**Environmental Health – Dana Wiyninger (530) 745-2300**

**2) 10:15 AM**

*Approved the  
Tentative  
Subdivision Map  
and adopted the  
Mitigated Negative  
Declaration*

7:0

**LAKESIDE OAKS BUSINESS PARK**

**TENTATIVE SUBDIVISION MAP (PSUB 2006 0692)**

**MITIGATED NEGATIVE DECLARATION**

Consider approval of a Tentative Subdivision Map to create seven individual lots and one common interest lot for medical and general office uses on a ±6.7-acre parcel in the North Auburn area.

**Project Location:** North side of Bell Road, east of Highway 49 in the Auburn area

**APN:** 052-030-023

**Total Acreage:** 6.56

**Zoning:** OP-Dc-AO (Office and Professional, Combining Design Scenic Corridor, Combining Aircraft Overflight)

**Community Plan Area:** Auburn/Bowman

**MAC Area:** North Auburn

**Applicant:** George Djan, Ubora Engineering & Planning, 2901 Douglas Blvd., Suite 285, Roseville CA 95661 (916)780-2500

**Owner:** Lakeside Oaks LLC, 7650 Haley Drive, Granite Bay CA 95746 (916)791-5599

**Planner – Christina Snow (530) 745-3111**

**Engineering & Surveying – Rebecca Taber (530) 745-7507**

**Environmental Health - Grant Miller (530)745-2300**

**3) 10:30 AM**

*Approved  
Modification of  
Tentative  
Subdivision Map  
and the Variance*

7-0

**ATWOOD RANCH III**

**TENTATIVE SUBDIVISION MAP MODIFICATION/VARIANCE (PVAA20070160)**

**MITIGATED NEGATIVE DECLARATION**

Consider a proposal for a Tentative Subdivision Map Modification of the previously approved Variance to fence height (VAA-4031) for the Atwood III Subdivision (SUB-302) to allow for six-foot tall wood fences to be constructed above retaining walls at side and rear property lines. The retaining walls will vary in height from one to four feet and will be present on 33-35 lots within the subdivision.

**Project Location:** Atwood Road and Richardson in the Auburn area

**APN:** 051-460-001 through 051-460-020 and 051-470-001 through 051-470-034

**Total Acres:** 54 residential lots

**Zoning:** RS-AG-B20 DL-4 (Residential Single-Family, Combining Agriculture, Combining Building Site Size of 20,000 Square Feet, Combining Density Limitation of 4 units per acre)

**MAC:** North Auburn

**Applicant:** A.R. Associates, 275 Nevada Street, Auburn CA (530) 888-1288

**Owner:** Carson Homes Inc., 4619 Auburn Blvd., Ste. B, Sacramento CA (916) 481-9128

**Planner – Gerry Haas (530) 745-3084**

**Engineering & Surveying – Sharon Boswell (530) 745-7500**

**Environmental Health – Dana Wiyninger (530) 745-2300**

**4) 10:45 AM**

**BOHEMIA SUBDIVISION (PSUB-20040773)**

*Recommend BOS  
approve the  
General Plan  
Amendment and  
Rezone; approved  
Tentative  
Subdivision  
Map/Variance with  
changes to  
Condition #35,  
99D and add  
Findings on  
Addendum Sheet*

7:0

## **GENERAL/COMMUNITY PLAN AMENDMENT/REZONE/TENTATIVE SUBDIVISION MAP/VARIANCE**

### **ENVIRONMENTAL IMPACT REPORT**

Consider a request from Bohemia Properties, LLC, for the approval of a General/Community Plan Amendment, Rezone, Tentative Subdivision Map, and Variance. The project includes 96 single-family residential detached lots and 18 single-family residential inclusionary housing lots. A General Plan Amendment is requested to change the land use designations on-site from Commercial and Industrial to MDR (Medium Density Residential, 5-10 dwelling units per acre) in the Auburn Bowman Community Plan, a Rezone is requested to change the zoning from CPD-Dc-AO (Commercial Planned Development, Combining Design Scenic Corridor, Combining Aircraft Overflight) and INP-Dc (Industrial Park, Combining Design Scenic Corridor) to RS-B-3-AO (Residential Single-Family, Combining Building Site minimum of 3,000 square feet, Combining Aircraft Overflight); and a Variance is being requested to allow for a side yard second story setback of five feet where a ten foot side yard second story setback is required, and to allow for a rear setback of 15 feet for two-story structures where a 20 foot rear setback is required. The project is located northeast of Wise Canal, northwest of Canal Street, northeast of Highway 49, north of Luther Road in the Auburn area, (APN 052-102-012, 052-102-013, 052-102-017 and 052-102-053). The site is currently zoned CPD-Dc-AO and INP-Dc (Comm. Planned Development, Combining Design Scenic Corridor, Combining Aircraft Overflight and Industrial Park, Combining Design Scenic Corridor). The Planning Commission will consider certification of the Environmental Impact Report and recommendation of the General/Community Plan Amendment and Rezone to the Board of Supervisors.

**Project Location:** Northeast of Wise Canal, northwest of Canal Street, northeast of Highway 49, north of Luther Road in the Auburn area

**APN:** 052-102-012, 052-102-013, 052-102-017 and 052-102-053

**Total Acres:** 18.5 +/- acres

**Zoning:** CPD-Dc-AO and INP-Dc (Comm. Planned Development, Combining Design Scenic Corridor and Industrial Park, Combining Design Scenic Corridor)

**Community Plan Area:** Auburn/Bowman

**MAC Area:** North Auburn

**Applicant:** Bohemia Properties LLC, 735 Sunrise Ave., Ste. 200, Roseville CA 95661 (916) 783-3277

**EIR Consultant:** EDAW, Randy Chafin, 2022 J St., Sacramento, CA 95824 (916) 414-5800

**Planner – Leah Rosasco (530) 745-3091**

**Engineering & Surveying – Rick Eiri (530) 745-3519**

**Environmental Health - Dana Wiyninger (530) 745-2300**